

Exhibit 1 – English's Declaration

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION

HARMONY HAUS WESTLAKE, L.L.C.,
et al.,

Plaintiffs and Counter-Defendants,

v.

PARKSTONE PROPERTY OWNERS
ASSOCIATION, INC.,

Defendant and Counter-Plaintiff.

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CIVIL NO. 1-20-CV-486-XR

Declaration of Alice English

1. I am over 18 years of age, of sound mind, and fully competent to make this Declaration.

2. I am an employee of Goodwin & Company, the property manager for the Parkstone Property Owners Association, Inc. (**Parkstone**). I am familiar with the manner in which its records are created and maintained by virtue of my duties and responsibilities. I have personal knowledge of the facts stated in this Declaration, and they are true and correct.

3. Attached to this Declaration are various records I am a custodian of on behalf of Parkstone as its property manager. These are the original records or exact duplicates of the original records. Exhibit A contains a spreadsheet that tracks the different types of deed restriction violations that occurred by homeowners and their guests in Parkstone for a several year period before Harmony Haus's arrival. Exhibit B consists of meeting minutes concerning the passage Parkstone's rule clarification and subsequent fine cap. Exhibit C is correspondence to Mr. Zhou relating to parking issues for his tenants back in 2014.

4. These records were made at or near the time of each act, event, condition, opinion, or diagnosis set forth or from information transmitted by persons with knowledge of the matters set forth. These records were kept in the course of the regularly conducted business activity of Parkstone. It is the regular practice of Parkstone to make or have someone else make these records.

5. I have reviewed the foregoing Declaration and I declare under penalty of perjury that the foregoing statements are true and correct.

Date: 1-27-2021

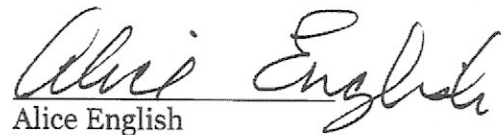

Alice English

Exhibit A – Parkstone’s history of deed restriction violations

VLtrDate	VSeqNo	VDate	VFineAmt	VLastName	VAddress	VDesc	VInspector	VAddedBy
2013-02-22 00:00	1st	2013-02-20 00:00	0	Momin	2201 Real Catorce	Parking - Excessive parking in street is not allowed.	Carl Gamble	
2013-07-31 00:00	1st	2013-07-31 00:00	0	Michael and James Ferguson	4000 Preservation Cove	Trash - Trash, debris, unsightly objects must be kept out of view.	Carl Gamble	Carl Gamble
2013-08-23 00:00	courtesy notice	2013-08-22 00:00	0	Dye	2009 Cerca Viejo Way	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
2013-08-23 00:00	courtesy notice	2013-08-22 00:00	0	Dye	2009 Cerca Viejo Way	Unsightly Condition - Unsightly articles left in view.	Carl Gamble	Carl Gamble
2013-09-09 00:00	2nd	2013-09-06 00:00	0	Dye	2009 Cerca Viejo Way	Unsightly Condition - Unsightly articles left in view.	Carl Gamble	Carl Gamble
2013-09-09 00:00	2nd	2013-09-06 00:00	0	Dye	2009 Cerca Viejo Way	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
2013-09-26 00:00	courtesy notice	2013-09-23 00:00	0	Hudson and Shirley Sturdivant	4001 Campo Viejo Cove	Portable Storage - Approval required for portable storage containers.	Carl Gamble	Carl Gamble
2013-10-23 00:00	courtesy notice	2013-10-21 00:00	0	Esch	4000 Preservation Cove	Construction Activity - Construction activity not in accordance with code.	Carl Gamble	Carl Gamble
2013-11-06 00:00	1st	2012-11-04 00:00	0	Zhou and Fenglin Du	2105 Real Catorce	Landscape - Yard maintenance needed - Please mow/edge/trim as needed	Carl Gamble	Carl Gamble
2014-03-19 00:00	1st	2014-03-17 00:00	0	Momin	2201 Real Catorce	Parking - Parking on street without association approval is not allowed	Carl Gamble	Carl Gamble
2014-05-07 00:00	Courtesy Notice	2014-05-05 00:00	0	Zhou and Fenglin Du	2105 Real Catorce	Landscape - Yard maintenance needed - Please mow/edge/trim as needed	Carl Gamble	Carl Gamble
2014-05-07 00:00	Courtesy Notice	2014-05-05 00:00	0	Esch	4000 Preservation Cove	Landscape - Yard maintenance needed - Please mow/edge/trim as needed	Carl Gamble	Carl Gamble
2014-07-16 00:00	1st	2014-07-14 00:00	0	Danson	1800 Randolph Ridge Trail	Improvement - Please cease construction immediately	Board of Directors	Carl Gamble
2014-08-11 00:00	Courtesy Notice	2014-08-11 00:00	0	Zhou and Fenglin Du	2105 Real Catorce	Landscape - Yard maintenance needed.	Carl Gamble	Carl Gamble
2014-10-01 00:00	1st	2014-09-30 00:00	0	Zhou and Fenglin Du	2105 Real Catorce	Parking - Excessive parking in street is not allowed.	Board of Directors	Carl Gamble
2014-10-01 00:00	2nd	2014-09-30 00:00	0	Danson	1800 Randolph Ridge Trail	Improvement - Please cease construction immediately	Board of Directors	Carl Gamble
2014-11-05 00:00	3rd	2014-11-03 00:00	50	Danson	1800 Randolph Ridge Trail	Improvement - Architectural control approval is required for any modification or alteration.	Carl Gamble	Carl Gamble
2015-01-12 00:00	Courtesy Notice	2015-01-12 00:00	0	Breedlove	2205 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Carl Gamble	Carl Gamble
2015-04-22 00:00	Courtesy Notice	2015-04-20 00:00	0	Danson	1800 Randolph Ridge Trail	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
2015-07-15 00:00	Courtesy Notice	2015-07-13 00:00	0	Vishwanath	1801 Real Catorce	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
2015-07-15 00:00	Courtesy Notice	2015-07-13 00:00	0	Vishwanath	1801 Real Catorce	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
2015-08-11 00:00	2nd	2015-08-10 00:00	0	Vishwanath	1801 Real Catorce	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
2016-05-16 00:00	Courtesy Notice	2016-05-13 00:00	0	Zhou & Fenglin Du	2105 Real Catorce	Landscape - Yard maintenance needed - Please mow/edge/trim as needed	Carl Gamble	Carl Gamble
2016-05-25 00:00	Courtesy Notice	2016-05-23 00:00	0	Lai	2204 Real Catorce		Carl Gamble	Carl Gamble
2016-05-25 00:00	Courtesy Notice	2016-05-23 00:00	0	Esch	4000 Preservation Cove	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
2017-03-22 00:00	1st	2017-03-20 00:00	0	Marawi	2005 Real Catorce	Landscape - Yard maintenance needed.	Carl Gamble	Carl Gamble
2017-04-05 00:00	1st	2017-04-03 00:00	0	Zhou & Fenglin Du	2105 Real Catorce	Landscape - Yard maintenance needed - Please mow/edge/trim as needed	Cameron McDonald	Carl Gamble
2017-04-11 00:00	1st	2017-04-11 00:00	0	Gullapalli	2009 Cerca Viejo Way	Parking - Excessive parking in street is not allowed.	Carl Gamble	Carl Gamble
2017-04-11 00:00	1st	2017-04-11 00:00	0	Gullapalli	2009 Cerca Viejo Way	Parking - Excessive parking in street is not allowed.	Carl Gamble	Carl Gamble

2017-08-23 00:00	1st	2017-08-21 00:00	0	Zhou & Fenglin Du	2105 Real Catorce	Trash - Trash must be kept out of view at all times.	Carl Gamble	Carl Gamble
2017-12-07 00:00	1st	2017-12-04 00:00	0	Vishwanath	1801 Real Catorce	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
2017-12-07 00:00	1st	2017-12-04 00:00	0	Zhou & Fenglin Du	2105 Real Catorce	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
5/16/2016 0:00	Courtesy Notice	5/13/2016 0:00	0	Zhou & Fenglin Du	2105 Real Catorce	Landscape - Yard maintenance needed - Please mow/edge/trim as needed	Carl Gamble	Carl Gamble
5/25/2016 0:00	Courtesy Notice	5/23/2016 0:00	0	Lai	2204 Real Catorce		Carl Gamble	Carl Gamble
5/25/2016 0:00	Courtesy Notice	5/23/2016 0:00	0	Esch	4000 Preservation Cove	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
3/22/2017 0:00	1st	3/20/2017 0:00	0	Marawi	2005 Real Catorce	Landscape - Yard maintenance needed.	Carl Gamble	Carl Gamble
4/5/2017 0:00	1st	4/3/2017 0:00	0	Zhou & Fenglin Du	2105 Real Catorce	Landscape - Yard maintenance needed - Please mow/edge/trim as needed	Cameron McDonald	Carl Gamble
4/11/2017 0:00	1st	4/11/2017 0:00	0	Gullapalli	2009 Cerca Viejo Way	Parking - Excessive parking in street is not allowed.	Carl Gamble	Carl Gamble
4/11/2017 0:00	1st	4/11/2017 0:00	0	Gullapalli	2009 Cerca Viejo Way	Parking - Excessive parking in street is not allowed.	Carl Gamble	Carl Gamble
8/23/2017 0:00	1st	8/21/2017 0:00	0	Zhou & Fenglin Du	2105 Real Catorce	Trash - Trash must be kept out of view at all times.	Carl Gamble	Carl Gamble
12/7/2017 0:00	1st	12/4/2017 0:00	0	Vishwanath	1801 Real Catorce	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
12/7/2017 0:00	1st	12/4/2017 0:00	0	Zhou & Fenglin Du	2105 Real Catorce	Trash Can - Trash container may not be in view	Carl Gamble	Carl Gamble
3/24/2018 0:00			0	Lilly	2000 Cerca Viejo Way			Carl Gamble
7/29/2019 0:00	Courtesy Notice	7/29/2019 0:00	0	Beago	1809 Randolph Ridge Trail	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
7/29/2019 0:00	Courtesy Notice	7/29/2019 0:00	0	Paull	2001 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
7/29/2019 0:00	Courtesy Notice	7/29/2019 0:00	0	Momin	2201 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
7/29/2019 0:00	Courtesy Notice	7/29/2019 0:00	0	Lai	2204 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
7/29/2019 0:00	Courtesy Notice	7/29/2019 0:00	0	Keller	2212 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
7/29/2019 0:00	Courtesy Notice	7/29/2019 0:00	0	Pye	4001 Preservation Cove	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Bundrant	1805 Randolph Ridge Trail	Parking - Street parking is not permitted	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Bundrant	1805 Randolph Ridge Trail	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
9/20/2019 0:00	Seen	9/20/2019 0:00	0	Martin	1807 Real Catorce	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Beago	1809 Randolph Ridge Trail	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	McMurry	1811 Real Catorce	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	McMurry	1811 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Kohli	1909 Real Catorce	Landscape - Tree trimming needed	Derek Taylor	Derek Taylor
9/20/2019 0:00	Seen	9/20/2019 0:00	0	Nunan	1913 Real Catorce	Landscape - Overgrown shrubs and trees must be trimmed	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Lai	2204 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Breedlove	2205 Real Catorce	Landscape - Overgrown shrubs and trees must be trimmed	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Miracle	4000 Preservation Cove	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor

9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Copeland	4005 Preservation Cove	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Gullapalli	2009 Cerca Viejo Way	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Dukes	2013 Cerca Viejo Way	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Date	2020 Cerca Viejo Way	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Zhou & Fenglin Du	2105 Real Catorce	Landscape - Tree trimmings/debris must be removed	Derek Taylor	Derek Taylor
9/20/2019 0:00	Courtesy Notice	9/20/2019 0:00	0	Momin	2201 Real Catorce	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor
9/20/2019 0:00	2nd	9/20/2019 0:00	0	Momin	2201 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
9/20/2019 0:00		9/20/2019 0:00	0	Lai	2204 Real Catorce	Parking - Parking in unacceptable location/manner is not permitted.	Derek Taylor	Derek Taylor
10/8/2019 0:00	Courtesy Notice	10/8/2019 0:00	0	Blaydon & Cynthia Gorczyca	2005 Cerca Viejo Way	Landscape - Recovery of turf is required.	Derek Taylor	Derek Taylor
10/8/2019 0:00	Courtesy Notice	10/8/2019 0:00	0	Zhou & Fenglin Du	2105 Real Catorce	Landscape - Recovery of turf is required.	Derek Taylor	Derek Taylor
10/8/2019 0:00	Courtesy Notice	10/8/2019 0:00	0	Momin	2201 Real Catorce	Landscape - Recovery of turf is required.	Derek Taylor	Derek Taylor
10/8/2019 0:00	Courtesy Notice	10/8/2019 0:00	0	Lai	2204 Real Catorce	Landscape - Recovery of turf is required.	Derek Taylor	Derek Taylor
10/18/2019 0:00	Courtesy Notice	10/18/2019 0:00	0	Danson	1800 Randolph Ridge Trail	Landscape - Overgrown shrubs and trees must be trimmed	Derek Taylor	Derek Taylor
10/18/2019 0:00	Courtesy Notice	10/18/2019 0:00	0	Tang & Yingfeng Chen	1804 Randolph Ridge Trail	Landscape - Overgrown shrubs and trees must be trimmed	Derek Taylor	Derek Taylor
10/18/2019 0:00	Courtesy Notice	10/18/2019 0:00	0	Gullapalli	2009 Cerca Viejo Way	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
10/18/2019 0:00	Courtesy Notice	10/18/2019 0:00	0	Stephens	2200 Real Catorce	Parking - Street parking is not permitted	Derek Taylor	Derek Taylor
10/18/2019 0:00	Courtesy Notice	10/18/2019 0:00	0	Momin	2201 Real Catorce	Parking - Street parking is not permitted	Derek Taylor	Derek Taylor
10/18/2019 0:00	Seen	10/18/2019 0:00	0	Miracle	4000 Preservation Cove	Parking - Street parking is not permitted	Derek Taylor	Derek Taylor
10/15/2019 0:00	Courtesy Notice	10/15/2019 0:00	0	Zhou & Fenglin Du	2105 Real Catorce	Improvement - Architectural control approval is required for any modification or alteration.	Concerned Neighbor	Alice English
10/25/2019 0:00		10/25/2019 0:00	0	Danson	1800 Randolph Ridge Trail		Concerned Neighbor	Alice English
11/1/2019 0:00	Courtesy Notice	11/1/2019 0:00	0	Beago	1809 Randolph Ridge Trail	Unsightly Condition - Unsightly articles left in view.	Derek Taylor	Derek Taylor
11/1/2019 0:00	Courtesy Notice	11/1/2019 0:00	0	Laessig	1905 Real Catorce	Boat/Trailer/RV - Boat/trailer may not be in view	Derek Taylor	Derek Taylor
11/1/2019 0:00	Courtesy Notice	11/1/2019 0:00	0	Nunan	1913 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
11/1/2019 0:00	Courtesy Notice	11/1/2019 0:00	0	Suman	2017 Real Catorce	Property Maint/Repairs - General property maintenance/repairs needed.	Derek Taylor	Derek Taylor
11/1/2019 0:00	3rd	11/1/2019 0:00	0	Momin	2201 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
11/1/2019 0:00	Courtesy Notice	11/1/2019 0:00	0	Keller	2212 Real Catorce	Improvement - Architectural control approval is required for any modification or alteration.	Derek Taylor	Derek Taylor
11/15/2019 0:00	2nd	11/15/2019 0:00	0	McMurry	1811 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
11/15/2019 0:00	4th	11/15/2019 0:00	0	Momin	2201 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
11/15/2019 0:00	Courtesy Notice	11/15/2019 0:00	0	Breedlove	2205 Real Catorce	Landscape - Tree trimmings/debris must be removed	Derek Taylor	Derek Taylor
11/15/2019 0:00	2nd	11/15/2019 0:00	0	Keller	2212 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Derek Taylor	Derek Taylor
12/12/2019 0:00	Courtesy Notice	12/5/2019 0:00	0	Date	2020 Cerca Viejo Way			Alice English
12/12/2019 0:00	Courtesy Notice	12/5/2019 0:00	0	Blaydon & Cynthia Gorczyca	2005 Cerca Viejo Way		Concerned Neighbor	Alice English
12/12/2019 0:00	Courtesy Notice	12/5/2019 0:00	0	Gullapalli	2009 Cerca Viejo Way		Concerned Neighbor	Alice English
12/12/2019 0:00	Courtesy Notice	12/5/2019 0:00	0	Pfluger	2016 Cerca Viejo Way		Concerned Neighbor	Alice English
12/12/2019 0:00	Courtesy Notice	12/5/2019 0:00	0	Zhou & Fenglin Du	2105 Real Catorce		Concerned Neighbor	Alice English

12/12/2019 0:00	Courtesy Notice	12/5/2019 0:00	0	Momin	2201 Real Catorce		Concerned Neighbor	Alice English
12/12/2019 0:00	Courtesy Notice	12/5/2019 0:00	0	Lai	2204 Real Catorce		Concerned Neighbor	Alice English
12/13/2019 0:00	3rd	12/13/2019 0:00	0	Keller	2212 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Joe Gaines	Joe Gaines
12/13/2019 0:00	Courtesy Notice	12/13/2019 0:00	0	Danson	1800 Randolph Ridge Trail	Parking - Street parking is not permitted	Joe Gaines	Joe Gaines
12/13/2019 0:00	Courtesy Notice	12/13/2019 0:00	0	Gullapalli	2009 Cerca Viejo Way	Parking - Street parking is not permitted	Joe Gaines	Joe Gaines
12/13/2019 0:00	Courtesy Notice	12/13/2019 0:00	0	Date	2020 Cerca Viejo Way	Parking - Street parking is not permitted	Joe Gaines	Joe Gaines
12/13/2019 0:00	Courtesy Notice	12/13/2019 0:00	0	Marshall	2100 Cerca Viejo Way	Parking - Street parking is not permitted	Joe Gaines	Joe Gaines
12/13/2019 0:00		12/13/2019 0:00	0	Mankey	2104 Cerca Viejo Way	Parking - Street parking is not permitted	Joe Gaines	Joe Gaines
12/13/2019 0:00	Courtesy Notice	12/13/2019 0:00	0	Zhou & Fenglin Du	2105 Real Catorce	Parking - Street parking is not permitted	Joe Gaines	Joe Gaines
12/13/2019 0:00	Courtesy Notice	12/13/2019 0:00	0	Lai	2204 Real Catorce	Parking - Street parking is not permitted	Joe Gaines	Joe Gaines
12/13/2019 0:00	Courtesy Notice	12/13/2019 0:00	0	Shang	2208 Real Catorce	Parking - Street parking is not permitted	Joe Gaines	Joe Gaines
12/13/2019 0:00	Courtesy Notice	12/13/2019 0:00	0	Tang & Yingfeng Chen	1804 Randolph Ridge Trail	Trash Can - Trash can/receptacle in public view on non-trash day	Joe Gaines	Joe Gaines
12/13/2019 0:00	3rd	12/13/2019 0:00	0	McMurry	1811 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Joe Gaines	Joe Gaines
12/13/2019 0:00	5th	12/13/2019 0:00	0	Momin	2201 Real Catorce	Trash Can - Trash can/receptacle in public view on non-trash day	Joe Gaines	Joe Gaines
2/7/2020 0:00	2nd	2/7/2020 0:00	0	Dukes	2013 Cerca Viejo Way	Parking - Parking in unacceptable location/manner is not permitted.	Joe Gaines	Joe Gaines
2/7/2020 0:00	2nd	2/7/2020 0:00	0	Date	2020 Cerca Viejo Way	Parking - Parking in unacceptable location/manner is not permitted.	Joe Gaines	Joe Gaines
2/7/2020 0:00	Courtesy Notice	2/7/2020 0:00	0	Mankey	2104 Cerca Viejo Way	Parking - Parking in unacceptable location/manner is not permitted.	Joe Gaines	Joe Gaines
2/7/2020 0:00	Courtesy Notice	2/7/2020 0:00	0	Dinsmoor	2105 Cerca Viejo Way	Parking - Parking in unacceptable location/manner is not permitted.	Joe Gaines	Joe Gaines
2/7/2020 0:00	Courtesy Notice	2/7/2020 0:00	0	Stephens	2200 Real Catorce	Parking - Parking in unacceptable location/manner is not permitted.	Joe Gaines	Joe Gaines
2/7/2020 0:00	2nd	2/7/2020 0:00	0	Momin	2201 Real Catorce	Parking - Parking in unacceptable location/manner is not permitted.	Joe Gaines	Joe Gaines
3/2/2020 0:00	Courtesy Notice	3/1/2020 0:00	0	Zhou & Fenglin Du	2105 Real Catorce	General - Please note the following issues:	Concerned Neighbor	Alice English

Exhibit B – Meeting minutes

Parkstone Property Owner's Association, Inc

Date: March 3, 2020

Location: Las Cimas Office Park Bldg IV, Suite 125

900 S Capital of Texas Hwy

Austin, TX 78746

Board Meeting

1. Call to Order: 7:02 pm

- a. Board Members Present: Brian Pye, Chris Copeland, Jason Paull, Wendy Chen
- b. The property manager Alice English in attendance along with Connie, lawyer.
- c. Approved meeting minutes for Dec 4, 2019
- d. Board agreed to approve financials

2. Gate Codes /New Business

- a. Discussed vendor codes with limited access, possible daytime and nighttime codes that changed monthly for security purposes
- b. Possible Individual codes per household was proposed by homeowner
- c. Reports can be used to track excessive use/ violators
- d. Association reserves the right to change codes due to excessive use

3. Street parking enforcement

- a. Leaving the community restarts the clock
- b. Responsibility of homeowners to bring the infraction to the attention of the board or property manager so it can be acted upon when reported.
- c. Suggested homeowners have cameras to use as evidence to prove infractions.
- d. Sober House concerns
- e. Discussed the use of stickers for residents to use on their vehicles, or registering each vehicle with license plate

4. Enforcement Policy amendment(Exhibit A and Exhibit B)

- a. Jason made motion to approve, Chris 2nd the motion and board was all in favor to approve
- b. Chapter 209 letter to be sent to Sober House once amendment is recorded.

Meeting adjourned at 8:12pm

Parkstone Property Owner's Association, Inc

Date: September 28, 2020

Zoom meeting

Board Meeting Minutes

1. Call to Order
 - a. The meeting was called to order at 6:40 pm
 - b. Board Members Present: Brian Pye, Chris Copeland, Jason Paull, Wendy Chen, and Steve Marshall
 - c. The property manager Alice English is in attendance
2. Approve Previous Meeting Minutes
 - a. Meeting minutes for Mar 3, 2020 meeting were approved
3. Financials
 - a. 2021 draft budget reviewed. Additional work required to separate and forecast legal fees.
4. Old Business
 - a. None
5. New Business
 - a. Fine protocol adoption. The board adopted the following resolution as moved by Brian Pye, seconded by Chris Copeland, and unanimously agreed.

The rules of the association establish a standard fine schedule and allow the board to depart from that schedule by resolution. The standard schedule includes fines increasing incrementally for ongoing violations. The board hereby determines that fines will be capped at \$300/violation (with, as stated in the rules, each instance of / day of the violation being a separate violation) and will not be incrementally increased past \$300 for ongoing violations without further vote of the board. This cap shall apply to all violations unless otherwise expressly approved by the board.
6. Executive Session
 - a. The board discussed delinquencies and violations
7. Meeting adjourned at 7:36 pm

Exhibit C – 2014 parking violation issues with Zhou

Carl Gamble

From: Deepak Kulkarni <deepak.sujata@gmail.com>
Sent: Wednesday, October 01, 2014 11:23 AM
To: Parkstone Poa; Carl Gamble; Brian Pye
Subject: Cars on the street

Carl,

A couple of residents (including Brian Pye) have complained about this ongoing issue. The new rental residents in the house "2105 Real Catorce Dr" (owners ZHOU LING & FENGLIN DU) park cars on the street always. There are atleast 2 cars on the street at any given time.

Please send them a notification to park cars in their driveway.

Thanks,
Deepak

Parkstone POA
c/o Goodwin Management, Inc.
11149 Research Blvd. Suite 100, Austin TX 78759-5227
Office (512) 502-7517

October 1, 2014

UnitKey: 91457

VID: 464884

Ling Zhou and Fenglin Du
2105 Real Catorce
Austin, TX 78746

RE: 1st violation - 2105 Real Catorce
Violation Date - 9/30/2014; Fine Assessed: \$0.00
Property Inspected by Board of Directors

Dear Homeowner:

As the owner of the above captioned property it is your responsibility to comply with the Conditions, Covenants, and Restrictions (CCR's) and rules and regulations concerning the association. Please accept this letter as a friendly reminder that you are in violation of the CCR's and/or rules and regulations as follows:

Parking - Excessive parking in street is not allowed.

Comments: PARK IN YOUR DRIVEWAY AND NOT ON THE HOA'S STREET

The Board, acting on behalf of all the owners, sets the policy to enforce the CCR's and rules and regulations in order to preserve and enhance property values.

Your cooperation in curing any existing violations and preventing future violations is greatly appreciated.

on Behalf of the Board of Directors of Parkstone POA,

Carl Gamble

Carl Gamble, Property Manager
direct office line (512) 502-7517
email: Carl.Gamble@goodwintx.com

The following information is required by law: As the property owner you are entitled to a reasonable period of time to cure this violation if the association has not notified you of the same or a similar violation within the past 6 months in order to avoid any fines or any suspension of your rights as an association member. If this violation, or a similar type of violation, has occurred in the past six months, you may be liable for fines. If a fine has been assessed, it is noted in this letter. You may request a hearing before the Board to discuss and verify facts and resolve the matter in issue. Your written request for a hearing must be submitted within 30 days of your receipt of this letter. Any such hearing will take place within 30 days following the date your request is received by the Board. In the event an attorney is retained to enforce compliance or the collection of any money due to the association, you will be responsible for the payment of attorney's fees and/or costs of collection after the expiration of 30 days of the date you receive this letter if no hearing has been requested, or immediately after any such hearing provided the Board does not waive the fine(s). Owners may have special rights or relief related to the violation under federal law, including the Service Members Civil Relief Act (50 USC app. Section 501 et seq) if a homeowner is on active military duty. Please notify us immediately if you are a Service Member.